

WHEREAS Vaquero Wreay Partners, LP, a Texas Limited Partnership are the owners to that certain tract of land situated in the E.P. Parris Survey, Abstract Number 1223, Tarrant County, Texas, being all of a called 0.82 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Vaquero Wreav Partners, LP, a Texas Limited Partnership recorded under Instrument Number D216211876, of the Official Public Records of Tarrant County, Texas, and being all of a called 0.65 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Vaquero Wreay Partners, LP, a Texas Limited Partnership recorded under Instrument Number D216211892, of the Official Public Records of Tarrant County, Texas, the subject

Beginning at a 3/4 inch rebar rod found for the northwest corner of the said 0.82 acre tract of land, same being the northeast corner of a tract of land described in the Correction of Affidavit of Heirship recorded under Instrument Number D207300878, of the Official Public Records, Tarrant County, Texas, and further described in the Deed to John Terry recorded under Volume 1309, Page 233, of the Deed Records of Tarrant County, Texas, and being in the South line of a called 1/2 acre tract of land described in the Warranty Deed with Vendor's Lien to Gordon

THENCE SOUTH 00 degrees 06 minutes 49 seconds WEST, with the most northerly west line of said State of Texas 0.096 acre tract of land, a distance Wayne Pierce recorded under Volume 6276, Page 561, of the Deed Records of Tarrant County, Texas;

THENCE SOUTH 86 degrees 00 minutes 02 seconds EAST, with the north line of said 0.82 acre tract of land, and with the South line of said Pierce

THENCE SOUTH 47 degrees 58 minutes 01 seconds WEST, with the northwest line of said State of Texas 0.096 acre tract of land, a distance of 10.12 tract of land, passing at a distance of 79.99 feet a 1 inch iron pipe found at a fence corner being 0.94 feet north (left) of said course, continuing along said course a total distance of 174.85 feet to a 5/8 inch rebar rod found for the northeast corner of said 0.65 acre tract of land, same being in the south line of a tract of land described in the Deed to William M. Carter and wife, Lois Holding Carter recorded under Volume 7081, Page 755, of the Deed Records of Tarrant County, Texas, and being the northwest corner of the remainder of a called 2/10 of an acre tract of land described in the General Warranty Deed to Radi Khader recorded under Instrument Number D213271515 of the Official Public Records of Tarrant County, Texas:

THENCE SOUTH 00 degrees 47 minutes 17 seconds WEST, with the east line of said 0.65 acre tract of land, and the West line of said Khader tract of land, a distance of 58.68 feet to a 3/8 inch rebar rod found at a metal fence post for the Northwest corner of said 0.735 acre tract of land, same being the southwest corner of said Khader tract of land, from which a 60d nail found for reference bears NORTH 61 degrees 30 minutes 43 seconds WEST a distance of 0.19 feet;

land a distance of 129.89 feet to a 5/8 inch rebar rod found for the Northeast corner of said 0.65 acre tract of land, the southeast corner of said Khader tract of land, same being in the west line of a tract of land described in the Deed to the City of Fort Worth recorded under Volume 4227, Page 452, of the Deed Records of Tarrant County, Texas, and in the west line of Wreay Drive, from which 5/8 inch yellow plastic capped rebar rod stamped "WW WARD RPLS 2014" found bears SOUTH 24 degrees 37 minutes 34 seconds East a distance of 2.66 feet, Basis of Bearings also from said 5/8 inch rebar rod found for the Northeast corner of said 0.65 acre tract of land another 5/8 inch rebar rod found at a power pole bears SOUTH 67 degrees 11 minutes 09 seconds East a distance of 6.30 feet, and also from said 5/8 inch rebar rod found for the Northeast

## STANDARD PLAT NOTES

### **Utility Easements**

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

### Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

### **Transportation Impact Fees**

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is

## Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

# **Building Permits**

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained

# **SURVEYOR'S NOTES:**

1. This survey was performed with the benefit of a commitment for title insurance provided by Fidelity National Title Insurance Company, GF Number FT-44122-4412208735-LE, Commitment No. 4412208735, effective January 7, 2016 and issued January 20, 2016. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown

This survey was performed with the benefit of a commitment for title insurance provided by Fidelity National Title Insurance Company, GF Number FT-44122-4412208734-LE, Commitment No. 4412208734, effective January 6, 2016 and issued January 20, 2016. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown

2. Easements shown within the bounds of this plat without recording information are hereby dedicated by this

FS16-193

LIFESTYLE CIR

Case No. FS-16-193 Final Plat

tary Public, State of Text Cornm. Expires 02-09-202 Notary ID 128879597

HINES OBAID ADDITION LOT 1, BLOCK 1 **1.47 ACRES** 64,137 SQUARE FEET

E.P. PARRIS SURVEY ABSTRACT NO. 1223 CITY OF FORT WORTH TARRANT COUNTY, TEXAS PREPARED ON October 4, 2016

corner of said 0.65 acre tract of land another 5/8 inch rebar rod found bears SOUTH 52 degrees 20 minutes 30 seconds East a distance of THENCE SOUTH 00 degrees 51 minutes 56 seconds EAST, with the west line of said City of Fort Worth tract of land, and the west line of said Wreay Drive a distance of 165.32 feet to a point for the southeast corner from which a TXDOT Aluminum cap found for the Northeast corner of a called 0.096 acre tract of land described in the Deed to the State of Texas recorded under Volume 12373, Page 723, of the Deed Records of

Tarrant County, Texas, bears SOUTH 89 degrees 21 minutes 47 seconds East a distance of 3.61 feet; THENCE NORTH 89 degrees 21 minutes 47 seconds WEST, with the most easterly north line of said State of Texas 0.096 acre tract of land, a distance

of 6.38 feet to a TXDOT Aluminum cap found for corner;

of 69.10 feet to a 5/8 inch yellow plastic capped rebar rod stamped "WW WARD RPLS 2014" found for corner; feet to a TXDOT Aluminum cap found for corner,

THENCE NORTH 62 degrees 14 minutes 21 seconds WEST, with the most westerly north line of said State of Texas 0.096 acre tract of land, passing at a distance of 136.30 feet a 5/8 inch yellow plastic capped rebar rod stamped "WW WARD RPLS 2014" found for the southwest corner of said 0.65 tract of land, the most westerly Northwest corner of said State of Texas 0.096 acre tract of land, the northeast corner of a called 0.095 acre tract of land described in Cause Number 96-166388-96 of the Condemnation Proceeding filed in the 96th Judicial District Court, Tarrant County Texas to the State of Texas, recorded under Volume 12734, Page 440, of the Deed Records of Tarrant County, Texas and the Southeast corner of said 0.82 acre tract of land, continuing along said course a total distance of 332.83 feet to a TXDOT Aluminum cap found for the southwest corner of said 0.82 acre tract of land, the Northwest corner of a said State of Texas 0.095 acre tract of land, the northeast corner of a called 0.057 acre tract of land described in the deed to the State of Texas recorded under Volume 12492, Page 1085, of the Deed Records of Tarrant County, Texas, and being the southeast corner of said John Terry tract of land;

THENCE SOUTH 86 degrees 14 minutes 51 seconds East, with the north line of said 0.65 acre tract of land, and the east line of said John Terry tract of land, a distance of 165.48 feet returning to the Point of Beginning and enclosing 1.47 acres (±64,137 square feet) of land, more or less

The Texas Coordinate System of 1983, North Central Zone (by GPS observation)

# Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

## **Construction Prohibited Over Easements**

**Private Common Areas and Facilities** 

owners association, as set forth herein.

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

### Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards'

Parkway Permit Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time

## of building permit issuance via a parkway permit.

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said

# Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

# NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Vaquero Wreay Partners, LP, a Texas Limited Partnership, does hereby adopt this plat designating the herein above described property as Hines Obaid Addition, Lot 1, Block 1, an addition in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.



STATE OF TEXAS COUNTY OF TARRAM

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared WA- LAWRENTH known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that they executed the same for the purposes and considerations expressed therein. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS TOAY OF APPLIC

Record deed calls shown in parenthesis.

City Plan Commission City of Fort Worth, Texas This plat is valid only if recorded within ninety (90) days after date of approval.

Instrument Number D217082215 Date 4/13/2017